| 048.0 | 0004 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,295,300 / 1,295,300 |
| | | | | | USE VALUE: | 1,295,300 / 1,295,300 |
| | | | | | ASSESSED: | 1,295,300 / 1,295,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 88 | | WEBCOWET RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HUNTER CRAIG J & |
| Owner 2: | ROYCE SALLY |
| Owner 3: | |
| Street 1: | 88 WEBCOWET RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WHITMAN AUSTIN F - |
| Owner 2: | ARRIGONI VICTORIA S - |
| Street 1: | 88 WEBCOWET RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 2856 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8400.000 | 693,200 | 10,700 | 591,400 | 1,295,300 |
| Total Card | 0.193 | 693,200 | 10,700 | 591,400 | 1,295,300 |
| Total Parcel | 0.193 | 693,200 | 10,700 | 591,400 | 1,295,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.62 | /Parcel: 453.6

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 34135

**GIS Ref**

**GIS Ref**

**Insp Date** 11/30/18

!4073!

## PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 693,200 | 10700 | 8,400. | 591,400 | 1,295,300 | 1,295,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 458,500 | 11000 | 8,400. | 628,300 | 1,097,800 | 1,097,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 458,500 | 11000 | 8,400. | 458,300 | 927,800 | 927,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 458,500 | 11000 | 8,400. | 399,200 | 868,700 | 868,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 322,000 | 11000 | 8,400. | 340,000 | 673,000 | 673,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 301,700 | 0 | 8,400. | 332,600 | 634,300 | 634,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 301,700 | 0 | 8,400. | 273,500 | 575,200 | 575,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 301,700 | 0 | 8,400. | 260,200 | 561,900 | 561,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 19:09:27 |

**LAST REV**

| Date | Time |
|---|---|
| 11/06/19 | 10:56:35 |

danam

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4073

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WHITMAN AUSTIN | 65840-475 | | 7/31/2015 | | 924,000 | No | No | | |
| TREMBLAY DONALD | 52628-365 | | 4/23/2009 | | 587,500 | No | No | | |
| | 13698-592 | | 5/1/1979 | | 73,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 34135 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/15/2019 | 660 | Sun Room | 32,390 | C | | | | RENO SUNROOM |
| 7/13/2018 | 968 | Addition | 420,595 | O | | | | |
| 1/4/2017 | 5 | Insulate | 17,581 | C | | | | |
| 6/13/2013 | 856 | Solar Pa | 16,700 | | | | | |
| 6/19/2009 | 501 | Redo Bat | 16,300 | | | | | redo 1 fbth & 1 hb |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/30/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/28/2016 | Sales Review | PT | Paul T |
| 7/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/10/2010 | Info Fm Prmt | BR | B Rossignol |
| 1/12/2009 | Meas/Inspect | 189 | PATRIOT |
| 11/2/2000 | Hearing N/C | 201 | PATRIOT |
| 3/7/2000 | Measured | 197 | PATRIOT |
| 8/17/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8400 | | Sq. Ft. | Site | | 0 | 80. | 0.88 | 1 | | | View | 10 | | | | | 591,360 | | | | | | 591,400 | |

Total AC/HA: 0.19284 | Total SF/SM: 8400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 591,360 | Spl Credit | Total: 591,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.11133564 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 138.903 |
| Other Features: | 139250 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 726631 |
| Depreciation: | 33425 |
| Depreciated Total: | 693206 |

## COMMENTS

WATERVIEW. PDAS. OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | M |
| Totals | | | |
| 1 | 8 | 3 | |

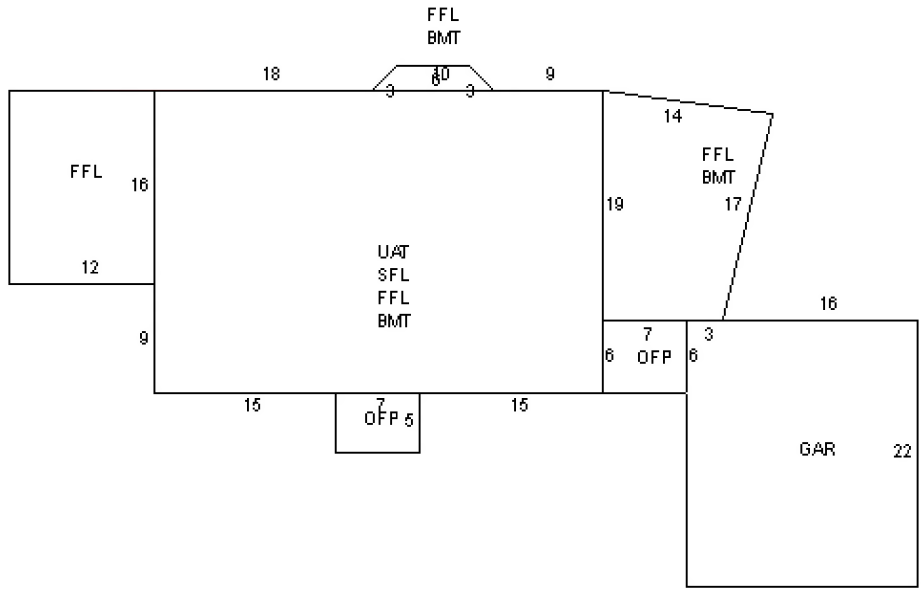
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 184.74 |
| Special Features: | 0 | Val/Su Net: | 166.59 |
| Final Total: | 693200 | Val/Su SzAd | 304.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,351 | 138.900 | 187,658 |
| BMT | Basement | 1,159 | 57.300 | 66,408 |
| SFL | Second Floor | 925 | 138.900 | 128,485 |
| GAR | Garage | 418 | 20.980 | 8,769 |
| UAT | Upper Attic | 231 | 55.560 | 12,849 |
| OFP | Open Porch | 77 | 37.920 | 2,920 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,161 | | | Total: | 407,089 |
| Size Ad | 2276 | Gross Are | 4855 | FinArea | 2856 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 048.0-0004-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 24x24 | G | GD | 1980 | 24.18 | T | 23.4 | 101 | | | 10,700 | | | 10,700 |

| More: | N | Total Yard Items: | 10,700 | Total Special Featues: | | Total: | 10,700 |
|---|---|---|---|---|---|---|---|